



**JAMES  
ANDERSON**



## TO LET

South Worple Way, London, SW14

**£1,750 Per Month**

Per Month

Fully refurbished ground floor one bedroom apartment with off-street parking, situated in an excellent location close to Mortlake Station which has direct links to Waterloo (24 minutes) and within easy reach of East Sheen town centre and its array of shops, cafes, bars and restaurants. The property comprises a brand new modern fitted kitchen, living room with wooden flooring, large double bedroom with fitted wardrobes and a stylish shower suite. The flat further benefits from ample storage and allocated off road parking.



One Double Bedroom



Stunning Bathroom



Spacious Reception



Modern Fitted Kitchen



EPC Rating C



Mortlake Station



East Sheen Primary School



Near to the River

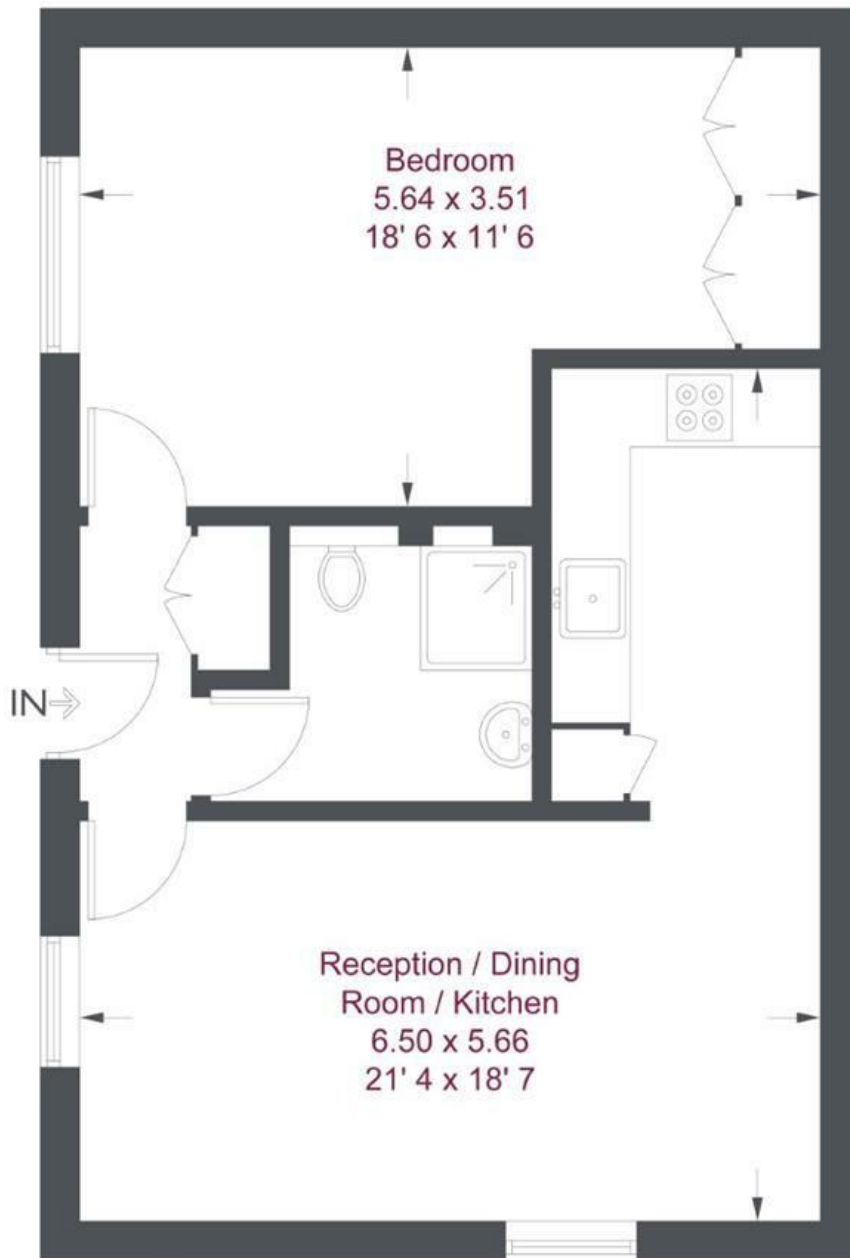


Fully Refurbished



Allocated Off Street Parking





**Ground Floor**

### Shelley House

Approximate Gross Internal Area = 546 sq ft / 50.7 sq m

This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
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